

**DEVELOPMENT REVIEW COMMISSION**  
**JULY 8, 2008**

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM (Study Session 5:30)

1. **CONSIDERATION OF MEETING MINUTES: 3/12, 3/25, 4/8, 4/22, 5/13, 5/27/08**

**ALL MINUTES APPROVED**

2. Request for **TEMPE (HAYDEN) BUTTE (PL080136)** (City of Tempe, property owner; Joe Nucci, Historic Preservation Officer, applicant) for designation to the *Tempe Historic Property Register*, located at 222 East 5<sup>th</sup> Street in the GID, General Industrial District, the MU-4, Mixed-Use High Density District and in the Rio Salado & Transportation Overlay Districts. The request includes the following:

**HPO08002 – (Ordinance No. 2008.31)** Historic Designation located on approximately 35 acres.

STAFF REPORT: [DRCr\\_TempeButte\\_070808.pdf](#)

**RECOMMENDED APPROVAL**

3. Appeal of the May 20, 2008 Hearing Officer's decision to approve the request by **WALGREENS PLAZA - H B TOBACCO (PL060676)** (Steve Stewart/ Date Palm Manor Home Owners Association, applicant) located at 53 East Broadway Road in the CSS, Commercial Shopping and Services District. The request includes the following:

**UPA08003 – (ZUP08068)** Appeal of the approval to allow a hookah lounge/tobacco retailer.

STAFF REPORT: [DRCr\\_HBPlaceAppeal\\_070808.pdf](#)

**DENIED APPEAL (UPHOLDING APPROVAL OF USE PERMIT) / MODIFIED CONDITION**

4. Request for **LAKESHORE OFFICE PLAZA (PL070461)** (Al Slaten, Teledraft, Inc., property owner; Don Andrews, Andrews Design Group, applicant) consisting of a three-story building with approximately 18,928 s.f. of office space above 9,230 s.f. of first floor parking and lobby, on .79 net acres, located at 4611 S. Lakeshore Drive in the PCC-2, Planned Commercial Center General District. The request includes the following:

**DPR08092 –** Development Plan Review including site plan, building elevations, and landscape plan.

**ZUP08100 –** Use Permit to reduce the required side yard setback from 30'-0" to 27'-0".

**ZUP08101 –** Use Permit to increase the maximum building height from 40'-0" to 47'-0".

**APPROVED WITH ADDED CONDITIONS**

STAFF REPORT: [DRCr\\_LakeshoreOfficePlaza\\_070808.pdf](#)

5. Request for **6<sup>th</sup> & WILSON CUSTOM LOTS (PL080154)** (Joseph Lewis, Sunny Tempe Investments, property owner; Barry Goldstein, Vincent Goldstein Architect, applicant) consisting of four new lots for three-story custom homes, ranging from 2,000-2,800 s.f. within a 1,114 s.f. building footprint on four 2,800 s.f. lots totaling .27 net acres, located at 430 W. 6<sup>th</sup> Street in the R-3, Multi-Family Residential Limited District. The request includes the following:

**ZON08005 – (Ordinance No. 2008.29)** Zoning Map Amendment from R-3, Multi-Family Residential Limited to R1-PAD, Single-Family Residential District.

**PAD08009 –** Planned Area Development Overlay for four new single-family lots with development standards to allow for future custom homes on 2,800 s.f. lots, with a 40'-0" building height, 50% lot coverage, 25% landscape area, 5'-0" front, side and street side-yard setbacks and a 15'-0" rear yard setback.

STAFF REPORT: [DRCr\\_6th&WilsonCustomLots070808.pdf](#)

**CONTINUED TO THE JULY 29, 2008 HEARING**

6. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL080143)** (City of Tempe Development Services, applicant) consisting of changes within the Code, providing investment opportunities in our single-family residential neighborhoods relating to provisions for increased fence heights in the front yard, rear yard building setbacks when adjacent to an alley, and establishing time limitations when holding a required neighborhood meeting. The request includes the following:

**ZOA08001 – (Ordinance No. 2008.28)** Code Text Amendment for the Zoning and Development Code Sections 4-202, 4-706, 6-308, and 6-402.

STAFF REPORT: [DRCr\\_ZDCamendments\\_070808.pdf](#)

**CONTINUED TO THE JULY 29, 2008 HEARING**

7. **ANNOUNCEMENTS – JULY 22<sup>ND</sup> HEARING HAS BEEN CANCELLED AND RESCHEDULED TO JULY 29, 2008**

<p>For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. <b>Cases may not be heard in the order listed.</b> The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.</p>
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